

Powell Building
155-157 Church Street
New Haven
New Haven County
Connecticut

HABS No. CT-363

HABS
CONN,
5-NEWHAV,
43-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY

POWELL BUILDING

HABS No. CT-363

HABS
CONN,
5-NEWHA,
43 -

Location: 155-157 Church Street (northeast corner of Church and Court Streets).
New Haven, New Haven County, Connecticut.

USGS New Haven Quadrangle (1:24000),
Universal Transverse Mercator Coordinates:
18.673700.4574710

Present Owner: The New Haven Redevelopment Agency
157 Church Street
New Haven, Connecticut 06510

Present Occupant: Administrative offices of the City of New Haven.

Significance: The Powell Building was among New Haven's first buildings recognized as a "skyscraper." The two bottom stories and the two top stories are detailed in Neo-Gothic Revival motifs, but the building's outstanding characteristic is the height that is achieved by placing eight relatively plain floors between the decorated cap and base. The resulting shaft-like appearance distinguishes the Powell Building from other contemporary commercial structures in the city, which are essentially heightened versions of various historical styles. The architect, Roy W. Foote, was among New Haven's leading architects in the first half of the 20th century, largely due to his pathbreaking local efforts in high-rise construction. The building faces the New Haven Green, the focal point of downtown, which is surrounded by distinguished commercial and institutional buildings built over the last 170 years.

I. HISTORICAL INFORMATION

A. Physical History:

1. Date of construction: 1921. The building appears in the street index of the 1921 New Haven City Directory, but no tenants are listed. The 1922 Directory indicates partial occupancy, including the major ground-floor tenant (a bank), and by 1925 all twelve floors were occupied. Thus, the structural work, major building systems and some tenant finishes were completed in 1921, and the remaining finish work in tenant spaces was completed over the subsequent several years.
2. Architect: Roy W. Foote. Based in New Haven throughout his career of some 50 years, Foote was one of the city's most influential architects in the first half of the 20th century. In the earliest years of the century he worked as a draftsman, and in 1906 he joined in partnership with Charles F. Townshend. The partnership lasted about ten years. Foote's most prominent work from his tenure in the partnership is the former United Illuminating Company headquarters in downtown New Haven; it is a Beaux-Arts interpretation of a Venetian palazzo. Heading up his own firm after 1915, Foote's extensive and varied practice earned him a prominent reputation locally. According to the city's pre-eminent architectural critic, by the early 1920s Foote was the "acknowledged leader of the profession" in New Haven. (Elizabeth Mills Brown, New Haven: A Guide to Architecture and Urban Design. New Haven: Yale University Press, 1976, p. 9) His work in downtown also included the Taft Hotel and the Second National Bank.

The Powell Building is Foote's first work in which "the skyscraper stops being merely a stretched-up palazzo and begins to be realized as a tower." (Brown, p. 112) In utilizing the potential of steel-framed construction (combined with the necessary adjunct of elevators), Foote not only forged a new direction in his own career, but also introduced the skyscraper into the urban fabric of New Haven. In 1937 he capped his locally significant path-breaking role in high-rise construction with the Southern New England Telephone Company headquarters, which Brown considers New Haven's "best example of Modernistic" architecture (p. 114).

While Foote's greatest aesthetic contributions to New Haven are the above-noted commercial buildings in downtown, he also designed numerous residences in a

broad range of styles, from suburban homes to urban housing projects. Indeed, Foote's influence on public housing in New Haven has arguably affected more people in the city than his commercial work. He worked on two of the city's three pre-World War II housing projects, Elm Haven Housing (1939) and Quinnipac Terrace (1940). The incorporation of natural landscape elements in these low-cost multiple-residency complexes is a feature which contrasts glaringly with most public housing erected since the war. Foote retired in 1948.

3. Original and Subsequent Owners:

The parcel on which the Powell Building stands was assembled from four formerly separate lots known as 153 Church Street, 155 Church Street, 157 Church Street and 173 Court Street; all were purchased by Albert Powell in the first transaction listed below. Soon after Powell purchased the land, he had the lots legally incorporated into one parcel, and subsequent land records refer to the property as a single parcel. All documents cited below are in the New Haven Land Records, Hall of Records, New Haven, CT.

1919 Deed, September 19, 1919, recorded in Volume 856, p. 742. Louis M. Sagal to Albert H. Powell.

1922 Deed, March 31, 1922, recorded in Volume 941, p. 71. Albert H. Powell to A.H. Powell and Co., Inc.

1924 Deed, July 3, 1924, recorded in Volume 1025, p. 300. A.H. Powell and Co., Inc. to The Powell Realty Corporation.

1937 Deed, May 21, 1937, recorded in Volume 1354, p. 57. The Powell Realty Corporation to Powell Coal Co.

1944 Certificate of Foreclosure, May 24, 1944, recorded in Volume 1462, p. 568. Powell Coal Co., Albert H. Powell et al to New Haven Savings Bank.

1944 Deed, December 21, 1944, recorded in Volume 1472, p. 499. New Haven Savings Bank to The Church Court Company.

1952 Deed, November 25, 1952, recorded in Volume 1757, p. 91. The Church Court Company to Botwinik Brothers, Inc.

1952- Botwinik Brothers, Inc. secures various credit
1967 transactions with the property, and deeds partial

interest to at least three other parties.

1967 Deed, December 14, 1967, recorded in Volume 2345, p. 193. Botwinik Brothers, Inc. et al to The New Haven Redevelopment Agency, the present owner.

4. Builder, contractor, suppliers: The builders and contractors for the building are not known. With one exception, the sources of materials are also not known. The hollow-steel sashes and window surrounds were supplied by Lawton-Stephans Co., Inc., of Brooklyn, New York. One window on the twelfth floor retains a sheet-metal tag on the sill with the name of this firm.
5. Original plans and construction: Original doors on the Church Street elevation appear to have been of dark metal, probably bronze similar to that in the surviving elements of the entry treatments. (See the c.1930 photograph of the building, appended to this report; the original of this photograph is in the collection of the New Haven Colony Historical Society, Whitney Avenue, New Haven; no drawings of the building were located.)
6. Alterations and additions: The aluminum and glass doors noted above appear to be the only exterior example of new material replacing old, although in the middle bay of the west elevation the City of New Haven sign had hidden some transom detail. The interiors have been remodeled continuously throughout the life of the building, entailing the alteration of floorplans on every story, and the installation of various floor and wall coverings in the tenant spaces.

B. Historical Context:

The Powell Building was erected as a speculative venture by Albert H. Powell, whose primary business was a wholesale coal dealership. Powell began his career as a clerk for a shipping firm, and in 1907 he joined a partnership that brought in coal and coke and supplied it to local companies. By 1910 Powell was operating a similar business on his own. It was a fortuitous time to enter the coal-supply business in New Haven, as steam power was supplanting water power in the factories of New England, and New Haven's extensive rail connections made the city the crucial gateway into the region. The massive industrial build-up during World War I accelerated coal consumption; by 1918 some 1.25 billion tons per year were shipped through the city. Apparently, Powell profited enormously from this upsurge in the coal business, and the building that bears his name was a means of diversifying his personal fortune.

The first floor of the Powell Building originally held a bank, and continued to do so until New Haven Redevelopment Agency acquired the building. The original bank tenant, National Tradesmen Bank and Trust, gave way in 1944 to the General Industrial Bank. The upper floors were intended for use as office space, a use that has continued to the present. When the building opened, the upper-floor tenants included three insurance companies; the offices for a cigar company, a baseball team, the local telephone company, a railroad and a private bank; a brokerage firm; two coal dealers, including Powell's; and eight lawyers. This mix of uses--professional offices, headquarters of industrial firms, and service firms--remained constant, although the actual tenants changed, and the number of tenants went up in later years, indicating more intensive use. (R.W. Foote, the architect who designed the building, occupied a fourth-floor suite during the 1940s.) In its most recent incarnation, the building has housed various administrative offices of the city government.

PART II: ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The Powell Building was New Haven's first "skyscraper," a building whose conception was based on its vertical thrust as a tower rather than on a lengthened version of an historical style. The first two stories create a monumental base of limestone, with Gothic detailing in bronze and terra cotta, and the top two stories take on a Gothic appearance from the extensive terra cotta adornment. The middle eight floors are a simple brick skin divided into bays by continuous terra cotta pilasters.
2. Condition of the fabric: As originally constructed, the exterior walls had no cavities or weep holes, so moisture was able to penetrate the brick masonry. After six decades of the freeze-thaw cycle working on this moisture, the walls had developed fissures. This condition would have resulted in accelerating deterioration, but the problem was arrested in the early 1980s by the injection of an epoxy compound into the fissures. The exterior now appears to be in a generally stable condition. The interior is also generally stable, although moisture has entered at various locations, damaging plaster in ceilings and walls.

B. Description of Exterior:

1. Overall dimensions: The main section of the building is ell-shaped, with the "foot" of the ell extending north from the corner of Church and Court streets, and the long stem of the ell extending east from that corner; overall dimensions are 62 feet 6 inches by 89 feet. The west elevation is three bays wide and forms the facade. In its northeast corner the main building has a corner cutout, 20 feet 2 inches by 50 feet 8 inches. Filling this space are two one-story attached brick wings. There is a full basement under the main ell-shaped section, and twelve full stories above grade. A brick masonry structure near the center of the roof houses elevator machinery and a water tank.
2. Foundations: Interior foundation walls are of red brick in common bond; apparent thickness ranges between three and five feet. On the outside, the polished granite foundation terminates in a molded water table.
3. Walls:
 - a. West: The bottom two stories are occupied by three wide pointed-arched bays between limestone piers. Bays are filled by fixed sash (first floor) and operable sash (second floor) in bronze surrounds; fixed transoms appear above the first-floor openings, and at the base of the second-floor openings are square panels with vertical scoring in relief. The two left bays have entries on the first floor (see description of openings, below). The cornice above the second floor consists of several rows of moldings in cream-glazed terra cotta, from lowest to highest: square panels containing molded leaf motifs, rectangular panels with recesses that have trefoil-shaped tops, then a coved molding at top. Floors three through twelve are divided into three bays by molded pilasters of cream-glazed terra cotta. The bottoms of the pilasters extend into the limestone facing of the bottom two stories, where they terminate in drops with surface decorations that echo the motifs along the second-floor cornice. Similar, though larger, pilasters mark the corners of the facade. Floors three through ten are finished with rough-textured, buff-colored brick laid in common bond; each bay contains three windows (detailed below), and below each window appears a rectangular panel of brick headers. A molded terra cotta belt course separates the tenth and eleventh stories, and above the belt course the walls are of cream-glazed terra cotta. On the top two floors, the windows are separated by terra cotta piers that are smaller versions of the major piers. Between the two

floors are recessed rectangular panels with molded edges. The lintels of the twelfth-floor windows are incorporated into a molded terra cotta belt course that serves as the base of the main cornice. Above that belt course, the cornice features the following cream-glazed terra cotta motifs, in ascending order: a row of rectangular panels, a set of three molding courses with large square projecting bosses at intervals, a row of circular panels with leaf-carving inside, and the deeply recessed parapet molding. The stepped tops of the main pilasters project above the parapet.

b. South. The south elevation, facing Court Street, is identical to the west elevation, with the following exceptions. First, it is divided into five bays by pilasters, instead of three, with two additional, narrow end bays, each containing a single window per floor. (On the first floor of the east bay is a plain, metal service door in an unadorned opening.) The second difference is that on the ground floor the south side has no entries in its monumental pointed-arched openings (middle three bays), but only windows in bronze surrounds. And third, the pointed-arched bays contain four windows each, instead of the three in each bay on the west side. All other characteristics of composition and detail match the west elevation.

c. East. The east elevation is the rear of the building, and as such is relatively plain. Bands of cream-glazed terra cotta run vertically at the corners and center of the wall, and horizontally above the second and tenth stories. The first floor has no openings except for one blocked-up window. On the upper floors, two bays of double-hung, two-over-two, metal-sash windows appear on each floor to the left (south) of the center vertical band, and one bay to its right. The simple, stepped parapet of brick is finished with glazed terra cotta coping, and the pointed tops of the vertical terra cotta bands project above it. The shorter east-facing wall, or the rear of the extended facade (see sketch plan), has horizontal bands at the same levels and at its corner, and a similar parapet. On each floor except the twelfth is a pair of narrow windows that light the rear of the interior elevator shafts; the twelfth floor has three double-hung, two-over-two windows.

d. North. The north end of the extended facade is essentially plain, duplicating the appearance of the rear (east) elevation, except on its first two floors. On the lower stories, decorative treatments extend back to a depth that equals the distance in setback between

the Powell Building and the adjacent building (the former City Hall). For this depth, the wall is finished in limestone with a recessed panel matching the dimensions and shape of the facade entry bays. The panel is blind except for two double-hung, two-over-two, metal-framed windows with fixed transoms, located at the panel's top.

4. Structural system: Framework of concrete-clad steel posts and beams. Exterior brick curtain walls are lined with hollow tile blocks with scored faces, to which the interior plaster is applied. Floors are concrete slabs spanning between steel beams. Concrete roof slabs also span between steel beams.
5. Porches, stoops, balconies, bulkheads: None.
6. Chimneys: Two chimneys of rough-textured, buff-colored brick in common bond, neither visible from the street because of the high parapet.
7. Openings:
 - a. Doorways and doors: Two entries in west elevation, on the ground floor in the north and central bays. North bay has first floor recessed. Its transom is filled by six rectangular panels of pressed bronze, each panel containing recesses with trefoil-shaped tops. There are four doors, all of recent date and made of aluminum and glass. Sidelights are filled with plain metal panels of recent vintage. The sides of the recessed bay are also finished in pressed bronze and feature a series of recessed panels: a large rectangular panel at bottom with an ogee-arched top, then a simple rectangular panel, then a pair of vertical panels with trefoil-shaped tops. The central bay's entry is recessed in a pointed-arched opening flanked by full-height, single-pane sidelights. The recess is outlined by a course of raised square tablets with leaf motifs; like all the entry detail, these features are made of pressed sheet-bronze. The spandrels of the recess contain large quartrefoil ornaments with diamonds and leaf motifs in their centers. The door opening (filled with a pair of modern aluminum and glass doors) features narrow sidelights, a pointed-arched transom and, in the spandrels adjacent to the transom, circles containing quartrefoils. The only other door is a plain, steel plate service door at the east corner of the south elevation.
 - b. Windows: The formal elevations (west and south) have, on their first two stories, large windows in

bronze surrounds. On the west side, each of the principal pointed-arched bays contains a group of three windows separated by wide bronze mullions; on the south side the corresponding bays contain groupings of four windows. On the first floor these windows are divided by a bronze muntin into two high panes; their fixed transoms are similarly bifurcated. The second-floor openings are filled by single-pane windows and transoms, the latter curving to follow the pointed-arched shape of the bays. The only exception to this general format is the central element in the south bay of the facade, which has a wide single pane for its bottom half. All other windows in the building are double-hung with brown-painted, hollow steel frames. On the west and south sides, upper-floor windows have one-over-one sash; on the east and north sides the windows have two-over-two sash.

8. Roof:

a. Shape, covering: Flat roof with a slight surface slope down to the north. Roof is surfaced by "built-up" hot asphalt interleaved with roofing felt.

b. Cornice: The parapet's decorative value relates directly to its part in the composition of the walls, and therefore is described above. There is no gutter system per se, but rather two drains, which conduct runoff into the building's waste-water system.

c. Dormers, cupolas, towers: A one- and two-story, flat-roofed enclosure stands near the west edge of the roof. Built of the same rough-textured, buff-colored brick as the main walls, and with terra cotta banding similar to that on the rear wall of the building, it houses the motors and pulleys for the elevator, a small plainly finished apartment (unoccupied since at least 1967), and the tank that maintains pressure in the water-supply system for the building. A steel flagpole rises to the west of the roof enclosure.

C. Description of Interior:

1. Floor plans: See accompanying graphic documentation.
2. Stairways: Front stairs (see accompanying graphic documentation for locations of stairways) have steel treads and risers with marble facing applied to the treads. The molded mahogany rail rests on square, steel balusters; every other baluster is twisted for textural effect. Cast iron newels with paneled sides support the rail at the landings. Rear stairs are of poured

concrete with a simple rail of steel pipe.

3. Flooring: As noted above, floors throughout are of concrete slabs. Surface finish varies. In the first-floor lobbies and the elevator lobbies on floors two through twelve, floors are finished with pink marble with grey marble for the borders. All other floors have either carpet or linoleum applied directly to the concrete; the overwhelming majority of this material is of recent origin.
4. Wall and ceiling finish: Typical finish for walls and ceilings is plaster. Paint color varies, and in no case can be considered original; various paper and synthetic wall coverings are also found, none original. Typical wall treatment in workspaces and halls includes simply molded wooden baseboards and ovolo bed moldings where the walls meet the ceilings. All of this woodwork now bears multiple coats of paint in various colors.
5. Openings:
 - a. Doorways and doors: Due to continual remodeling of tenant spaces throughout the life of the building, there is no typical interior door location, but rather a variety of locations as determined by various floorplans incorporating corridors, anterooms and offices. Only a small proportion of original doors remain in place, such as on the twelfth floor. In that location paneled mahogany doors, some with glass-filled lights and all with swing-out transoms, are set in molded wood surrounds.
 - b. Windows: Glass windows set in "fire-proof" sashes of sheet steel; supplier noted above. South and west windows are clear glass; north and east windows are of safety glass with embedded wire.
6. Decorative features and trim:
 - a. Main lobby (located behind north bay of west elevation): Light-pink marble floors and walls; ceilings composed of ribbed vaults with molded drops at the springing points. Each of the three elevators features double-leaved brass doors with brass tracery in the lights. For its bottom flight, where it is visible from the lobby, the front stairway has marble facing on the risers as well as the treads, and instead of steel balusters the rail rests on bronze, trefoil-arched panels over a cast-iron string with leaf motifs in relief. Hanging light fixtures of wrought bronze in medieval-inspired patterns.

b. Secondary lobby (located behind center bay of west elevation): Originally the bank lobby, this space features light-grey marble floors and wainscoting. A short section of rail adjacent to the basement stair is built entirely of similar marble, with a molded top, turned balusters, and a square, paneled newel.

c. Bank president's office: Located at the rear of the second floor, this is the only space above the ground floor that does not conform to the descriptions of typical features given above. Flooring is of narrow oak boards. All four walls are finished with recessed wooden panels framed by molded styles and rails.

7. Hardware: As stated above, continual remodeling in the tenant spaces has resulted in substantial loss of interior detail. In selected locations, however, original doors in their original positions retain their historic brass hardware. The hinges are plain butts and the knobs are unadorned globe shapes. The latches are of the horizontal plate type, affixed to the door rather than mortised in.

8. Mechanical equipment:

a. Heating, air conditioning, ventilating: Heating is by steam in cast-iron radiators. Two oil-fired boilers, located in the southeast corner of the basement, provide the steam. They were produced by the Bigelow Company (of New Haven) in 1956. The only air-conditioning in the building is by modern window units.

b. Lighting: In the tenant spaces approximately one-third of the original lighting fixtures remain. The etched-glass globes are the shape of inverted bowls. (Also see description above of main lobby.)

c. Plumbing: A recent-vintage cylinder pump in the basement pumps water (from the public supply system) into a tank located on the roof, whence gravity feeds the water to the various points of application throughout the building. Approximately half of the toilet rooms retain at least some of their original fixtures: cast porcelain toilets and sinks.

d. Elevators: Three elevators in main lobby; the middle one for freight and the side ones for passengers. One freight elevator in the southeast corner, adjacent to the service entry. The only visible decorative elements on the elevators are the above-noted lobby doors, although the modern paneling inside the cabs

obscures original wall panels with Gothic-arched tracery. All operate on cable-and-drum lifts, driven by electric motors through geared reduction drives. With the possible exception of the motors, all the equipment appears to be original.

e. Vaults. There are two built-in vaults in the southwest-corner room of the basement, under the space once occupied by the banks. Both vaults, made by Mosher Safe Co., have stainless-steel walls; one has a round cross-section and the other is rectangular in section. It is likely that both date from the initial occupancy by Tradesman's Bank, in 1922.

D. Site:

1. General Setting and Orientation: The Powell Building faces west, across Church Street from the eastern edge of New Haven Green. It stands on a small lot immediately north of Court Street and immediately south of the 1861 City Hall designed by architect Henry Austin. The Powell Building is so close to City Hall that one of the buttresses from Austin's original design had to be removed to allow construction of the Powell Building.

The Green occupies the central square of a nine-square grid that was laid out in the 1640s by the first English settlers of New Haven Colony. In the ensuing three and one-half centuries, the Green has continued as the focal point of downtown New Haven. It is mostly open lawn, with a network of diagonally placed asphalt sidewalks and a stone memorial to New Haven servicemen.

In the colonial period the eight squares surrounding the Green were occupied mostly by dwellings on long, narrow house lots. In the 19th century the city's growing commercial district was concentrated to the south and east of the Green. The expanding functions of government have mostly been housed in buildings opposite the north and east sides of the Green. Yale University stands to the west and north of the Green. And, since the early 19th century, the city's principal retail district has centered around Chapel Street, the street running along the south side of the Green. The blocks to the south and east of the Green have the distinctive appearance of commercial districts that were built up in the 19th century: buildings of three to five stories, closely spaced or even touching, with repetitive facade treatments and minimal setback from the street. Conversely, the government, university, and church buildings, to the north and west of the Green, are

generally set further back from the street and surrounded by landscaped grounds.

For further research on the plan and architecture of downtown New Haven, see the above-cited work by Elizabeth Mills Brown. See Anthony Garvan, Architecture and Town Planning in Colonial Connecticut (New Haven: Yale University Press, 1951) for the definitive work on the original town plan. On the downtown's development in the late 19th century, and attempts to change its course: Ralph Pearson and Linda Wrigley, "Before Mayor Richard Lee: George Dudley Seymour and the City Planning Movement in New Haven, 1907-1924" Journal of Urban History 6(May 1980): 297-319. For exhaustive treatment of the city's architecture, the best source is the survey files of the New Haven Preservation Trust, P.O. Box 1671, New Haven, CT 06507; Phase I of the Trust's city-wide survey treats downtown.

2. Historic landscape design: None. The Powell Building occupies virtually all of its lot.
3. Outbuildings: There are two minor attached structures filling the cutout northeast corner of the building. Both are one-story, red-brick structures that apparently served storage functions.

III. SOURCES OF INFORMATION

- A. Architectural drawings. None were located in the city records, the Yale University archival collections, or the New Haven Colony Historical Society collections.
- B. Historic views. The original of the c.1930 photograph appended to this report is held by the New Haven Colony Historical Society; it is black and white, approximately 5x7", and the photographer who took it is not known. The only other view of the building that was located is a newspaper photograph from 1944 that shows a corner of the Powell Building in a general view of the east side of Church Street. It was not reproduced for this report because it is of poor graphic quality and shows only a small portion of the building.
- C. Interviews: None were conducted.
- D. Bibliography:
 1. Primary and unpublished sources:

New Haven Land Records, Hall of Records, New Haven, CT.

Torello, George, Jr., Consulting Engineers, "Roofing Survey: The Powell Building," 1983; bound volume courtesy of City of New Haven, Office of Downtown and Harbor Development.

The A.G. Dana Collection, Church Street Scrapbook, New Haven Colony Historical Society, New Haven, CT.

New Haven Preservation Trust, Survey of Historic Architecture in New Haven, survey files deposited with Connecticut Historical Commission, 59 South Prospect Street, Hartford, CT.

2. Secondary and published sources.

Brown, Elizabeth Mills, New Haven: A Guide to Architecture and Urban Planning. New Haven: Yale University Press, 1976.

Hill, Everett G., A Modern History of New Haven and Eastern New Haven County. New York: S.J. Clarke Publishing Co., 1918.

New Haven City Directories, 1895-1980.

New Haven Register, June 24, 1944, p.1.

Shumway, Floyd and Richard Hegel, eds., New Haven: An Illustrated History. New Haven: New Haven Colony Historical Society, 1981.

E. Likely sources not yet investigated: None known.

F. Supplemental material: None.

IV. PROJECT INFORMATION

These records were prepared in partial fulfillment of a Memorandum of Agreement among the City of New Haven, the Connecticut State Historic Preservation Officer, and the Advisory Council on Historic Preservation. The Powell Building will be demolished to make way for the completion of New Haven's Government Center project, a joint public and private development that will include the rehabilitation of the 1861 City Hall as well as substantial new construction. The project is funded in part by an Urban Development Action Grant awarded to the City by the United States Department of Housing and Urban Development. Under the statutes and regulations governing the UDAG program, the historic preservation compliance responsibilities of the Department of Housing and Urban Development passed to the City of

New Haven. The Memorandum of Agreement, including the stipulation that required this report, fulfilled the City's historic preservation compliance obligation.

Historic Resource Consultants, a research firm based in Hartford, prepared this report. The credit line below lists the project director, who wrote the entire report, and supervised the photographic work performed by R. Guy Freeman of Freeman Photography, also of Hartford.

Prepared by: Matthew Roth
Title: Managing Partner
Affiliation: Historic Resource Consultants
The Colt Armory
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203 547-0268
Date: December 6, 1985

Figure 1: The Powell Building in the context of New Haven Green
(not to scale)

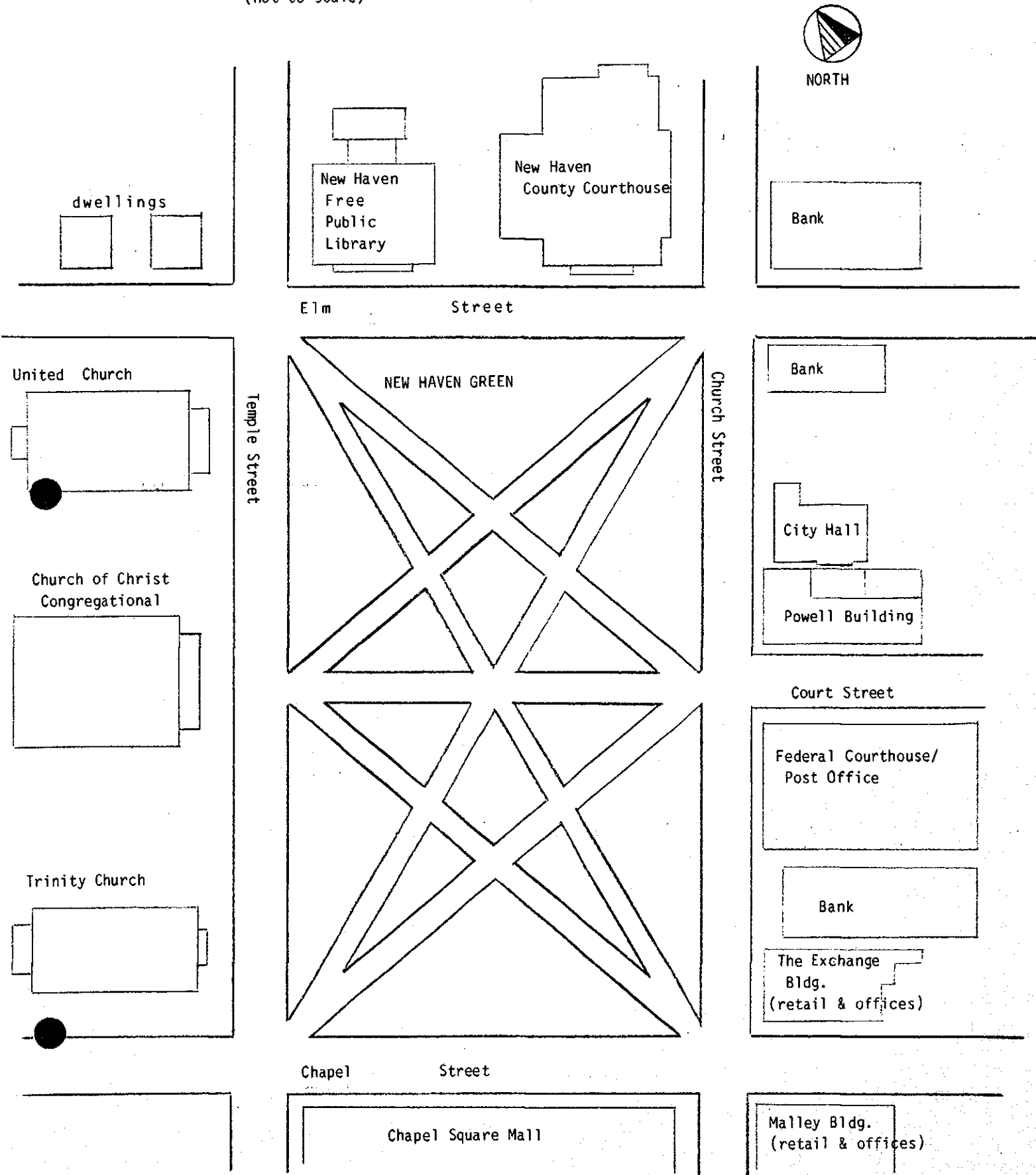


Figure 2: Existing Plan of the First Floor (1985)

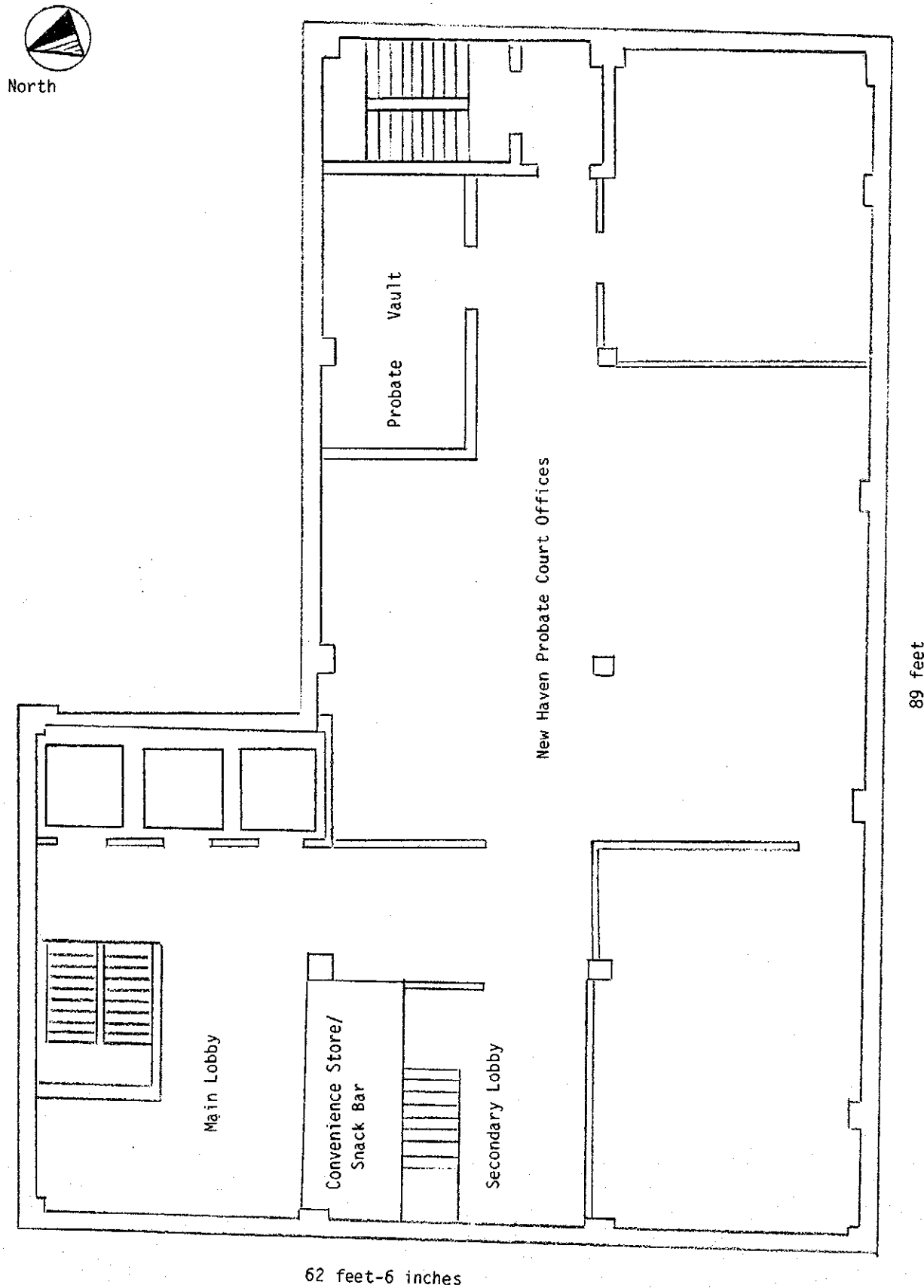


Figure 3: Typical Upper Floor Plan

Note: Shaded wall lines indicate non-structural partitions that were subject to relocation throughout the life of the building.

